WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joyce H. Cunningham and Dean R. Cunningham	Joyce H. Cunningham and Dean R. Cunningham	51-2-34
(NAME)	(NAME)	
1002 South Graycroft	1002 South Graycroft	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161019

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, CATHERINE REED MAYNARD AND HUSBAND, JOE E. MAYNARD**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOYCE H. CUNNINGHAM, AN UNMARRIED WOMAN AND DEAN R. CUNNINGHAM, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in the 1st Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin set at the intersection of south right-of-way line of Chadwell Drive (a 50 foot road) and the west right-of-way line of South Graycroft Avenue (a 55 foot road as widened); thence, with the west right-of-way of South Graycroft Avenue, S 02 degrees N 44' 17" W, 210.92 feet to an iron pin set; thence, with the north line of a tract of land conveyed to James D. Word, et ux by Deed of record in Book 1759, Page 639, Register's Office for Davidson County, Tennessee, N 85 degrees N 46' 33" W, 300.04 feet to an existing iron pin; thence, with the east line of a tract of land conveyed to Alfred E. Wehby, et ux by Deed of record in Book 3849, Page 404, Register's Office for Davidson County, Tennessee, N 02 degrees N 33' 04" E, 202.42 feet to an iron pin set on the south right-of-way line of Chadwell Drive; thence, with said south right-of-way line, S 87 degrees N 23' 57" E, 300.60 feet to the point of beginning and containing 1.425 acres according to a survey prepared by Ragan-Smith Associates, Inc. Dated March 30, 1994, last revised March 31, 1994.

Being the same property conveyed to Catherine Reed Maynard and husband, Joe E. Maynard by Warranty Deed from Mary C. McWhirter and husband, Carl R. McWhirter, dated December 31, 2002, of record in Instrument No. 20030106-0001823, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1002 South Graycroft, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160053060 DEEDWARR
Recvd: 06/22/16 11:02 2 pgs
Fees:13.00 Taxes:1461.50
20160622-0063516

Witness our hands this 20th day of June, 2016

Catherine Reed Maynard

Joe E. Maynard

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Catherine Reed Maynard and Joe E. Maynard, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2016.



Notary Public
My Commission Expires: 4/19/17